

COMMITTEE OF THE WHOLE NOVEMBER 15, 2004

SITE DEVELOPMENT FILE DA.04.012
WOODBIDGE PRESBYTERIAN CHURCH

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development Application DA.04.012 (Woodbridge Presbyterian Church) BE APPROVED, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department in consultation with Cultural Services Division;
 - ii) the final site servicing and grading plan, and stormwater management report shall be approved to the satisfaction of the Engineering Department;
 - iii) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.;
 - iv) all required approvals from the Region of York Transportation Works Department shall be obtained;
 - v) all required approvals from the Toronto and Region Conservation Authority shall be obtained; and,
 - vi) all required variances for reduced parking from 149 to 100 spaces, and reduced exterior side yard from 15m to 12.8m, shall be obtained from the Committee of Adjustment, and shall be in full force and effect.

Purpose

The Owner has submitted a Site Development Application to facilitate the development of a 2-storey, 1350.9m² church with 100 parking spaces on a 0.63 ha parcel of land (see Attachment #2).

Background - Analysis and Options

The 0.63 ha parcel of land is located at the northwest corner of Nashville Road and Regional Road #27, being Part of Lots 11, 12, 13 and 14, on Registered Plan 210, in Part of Lot 25, Concession 8, City of Vaughan. The lands are vacant, with road frontage of 58.33m on Regional Road #27 and 122.91m on Nashville Road.

The lands are designated "Suburban Residential" by OPA #601 (Kleinburg-Nashville Community Plan) and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - vacant; future residential (A Agricultural Zone)
- South - Nashville Road; residential (A Agricultural Zone)
- East - Regional Road #27; commercial plaza (C1 Restricted Commercial Zone)
- West - single detached residential (RR Rural Residential Zone)

Official Plan

The lands are designated "Suburban Residential" by OPA #601 (Kleinburg-Nashville Community Plan). This designation permits uses such as detached residential dwellings, schools and parks. OPA# 601 does not contain policies specifically for institutional uses such as churches. Churches, however, are typically located within residential areas or in similar locations as schools. The proposed development meets the intent of the Official Plan.

Zoning

The lands are zoned A Agricultural Zone by By-law 1-88. A church is a permitted use within this zone. Two variances will be required to facilitate the development. The first variance is for a reduction in parking. The by-law requires 149 parking spaces, whereas 100 spaces are proposed, resulting in a shortfall of 49 spaces (32.8% deficiency). The Engineering Department has reviewed the parking study submitted in support of the parking reduction, and has found it to be acceptable.

The second variance is for a reduced exterior side yard (facing Nashville Road) of 12.8 metres, whereas the by-law requires 15 metres. This reduced setback is appropriate to attain the urban design goals for the Kleinburg area.

Site Design

The proposed development (see Attachment #2) consists of a single two-storey 1350.90m² building on a 0.63 ha site. The church will be located on the southeastern portion of the site, with a single access to Nashville Road. The building itself will have seating for 250 people.

Parking and Access

The applicant is proposing 100 parking spaces, whereas 149 spaces are required. The Engineering Department has reviewed a parking study and found the 49 space (32.8%) reduction to be acceptable. A minor variance must be obtained from the Committee of Adjustment to permit the reduction in required parking.

The zoning by-law requires the provision of 2 handicap parking spaces, whereas the site plan provides one. A second handicap space must be provided on the final site plan by converting a standard stall into a handicap space.

The site is served by one driveway access on Nashville Road, which must be approved by the Region of York Transportation and Works Department.

Servicing

The development will have full municipal services, both water and sewage. Allocation of services is not required, as the proposed use is institutional.

Landscaping

The landscape strips around the edge of the property will be sodded with a number of trees and shrubs (see Attachment #5). There will be more intensive landscaping provided around the building that will include sod, trees and shrubs.

A privacy fence will be required along the north and west property lines, which will be a buffer between the church and the abutting existing and future residential development.

Attachments

1. Location Map
2. Site Plan
3. Elevations (South, East, West)
4. Elevations (North)
5. Landscaping Plan

Report prepared by:

Todd Coles, Planner, ext. 8634
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

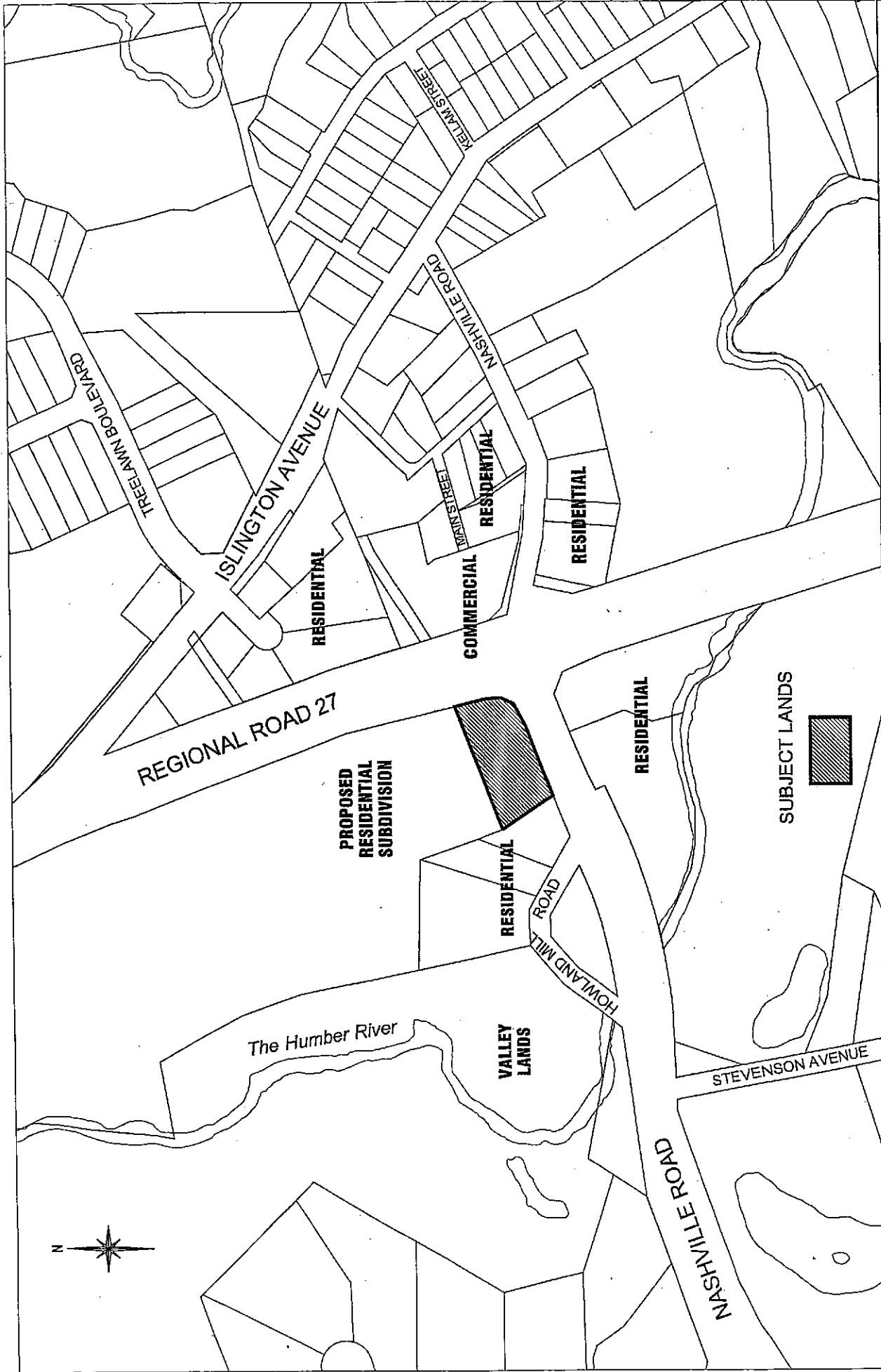
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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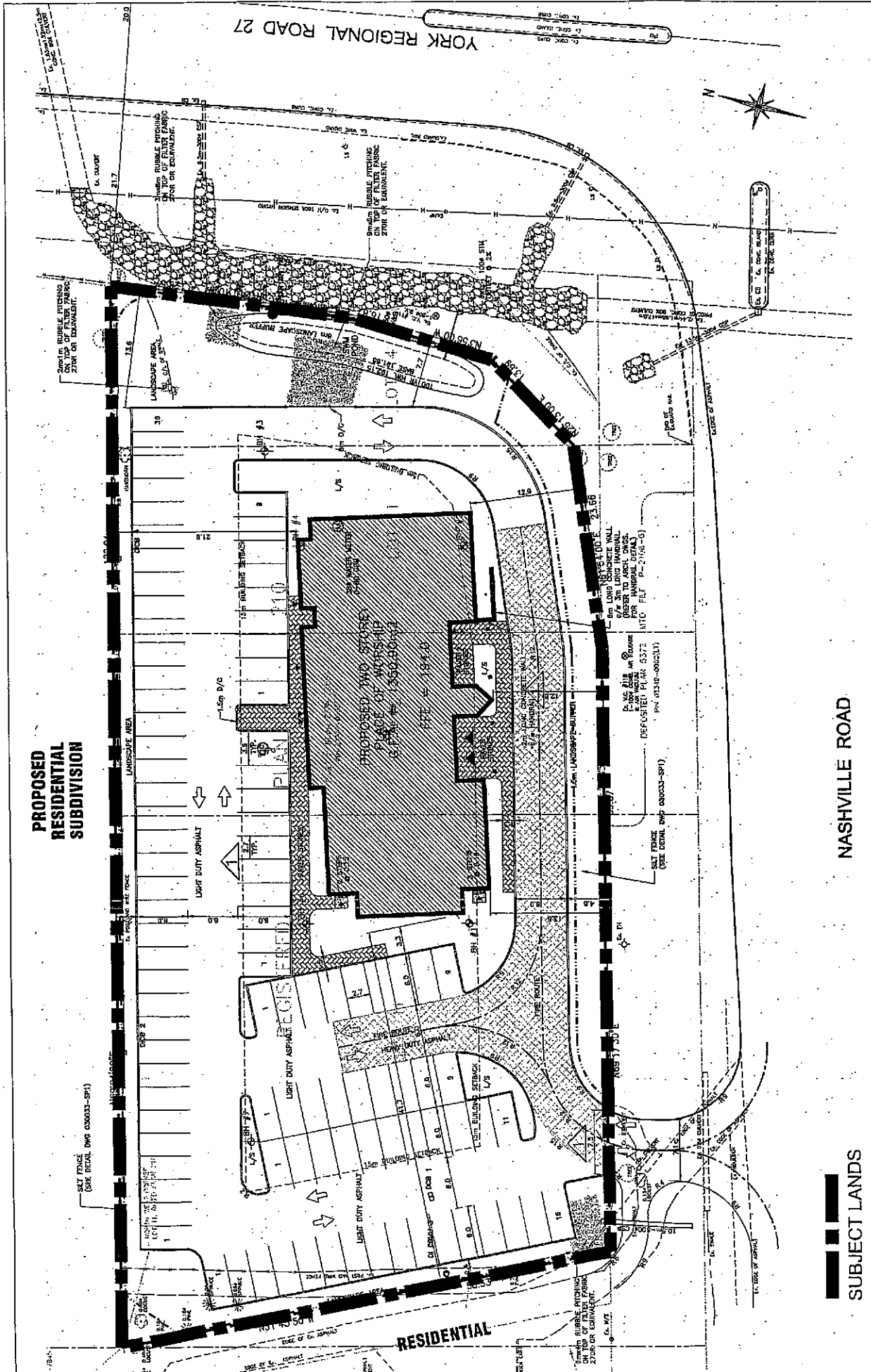


City of
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Location Map

Part Lot 25,
 Concession 8
 APPLICANT:
 WOODBRIDGE PRESBYTERIAN CHURCH
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**PROPOSED
RESIDENTIAL
SUBDIVISION**

SUBJECT LANDS

Site Plan

Part Lot 25,
Concession 8

APPLICANT:
WOODBIDGE PRESBYTERIAN CHURCH

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City of
Vaughan

Development Planning Department

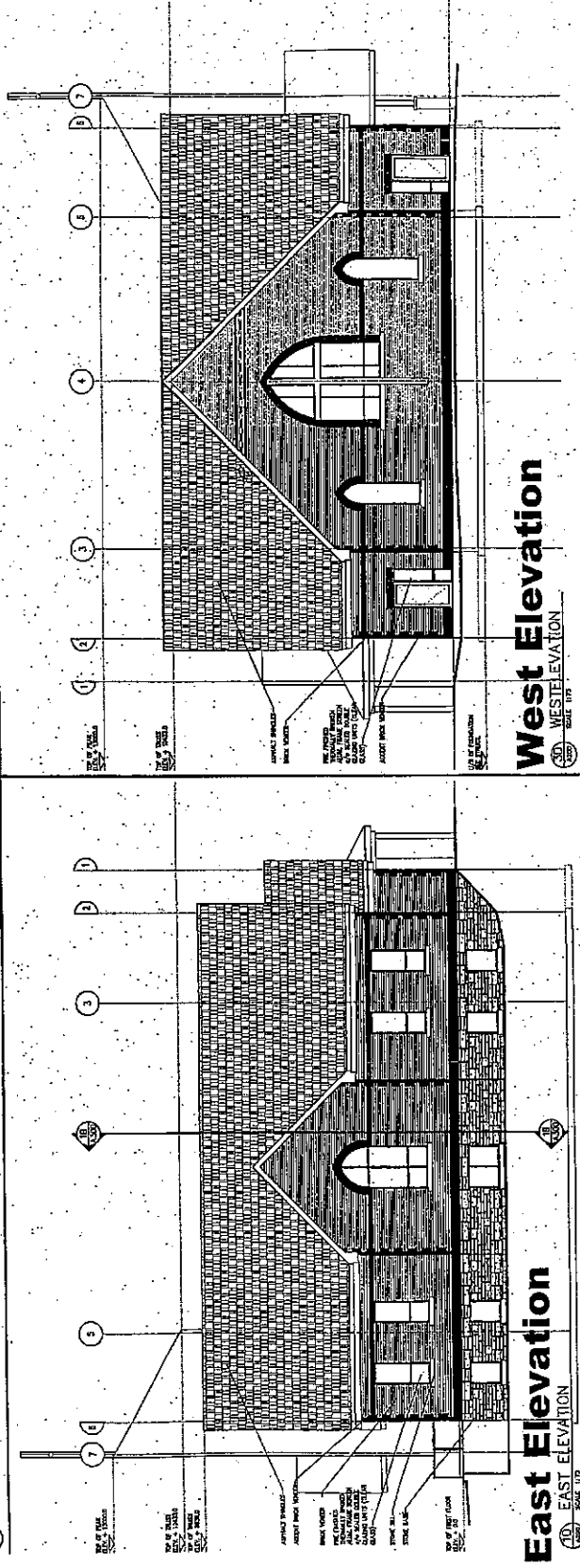
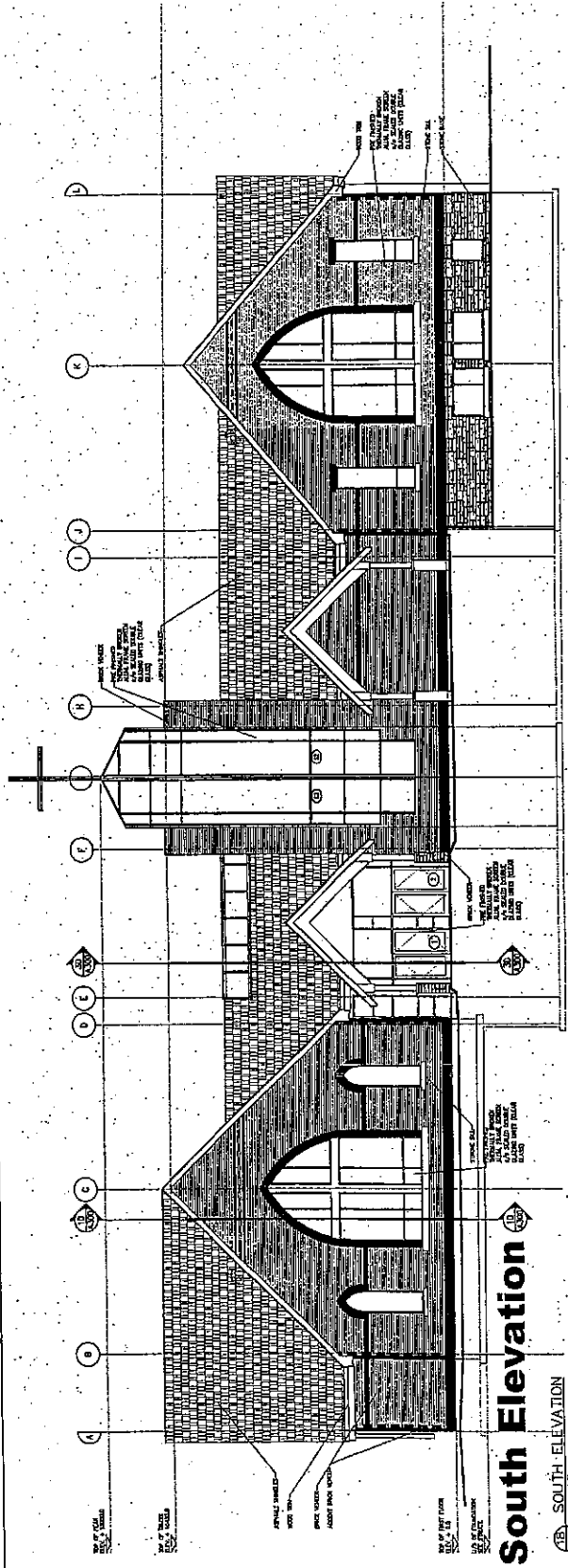
Attachment

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FILE No.:
DA.04.012

Not to Scale

October 22, 2004



Elevations

Part Lot 25,
Concession 8

APPLICANT:
WOODBIDGE PRESBYTERIAN CHURCH

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**City of
Vaughan**

Development Planning Department

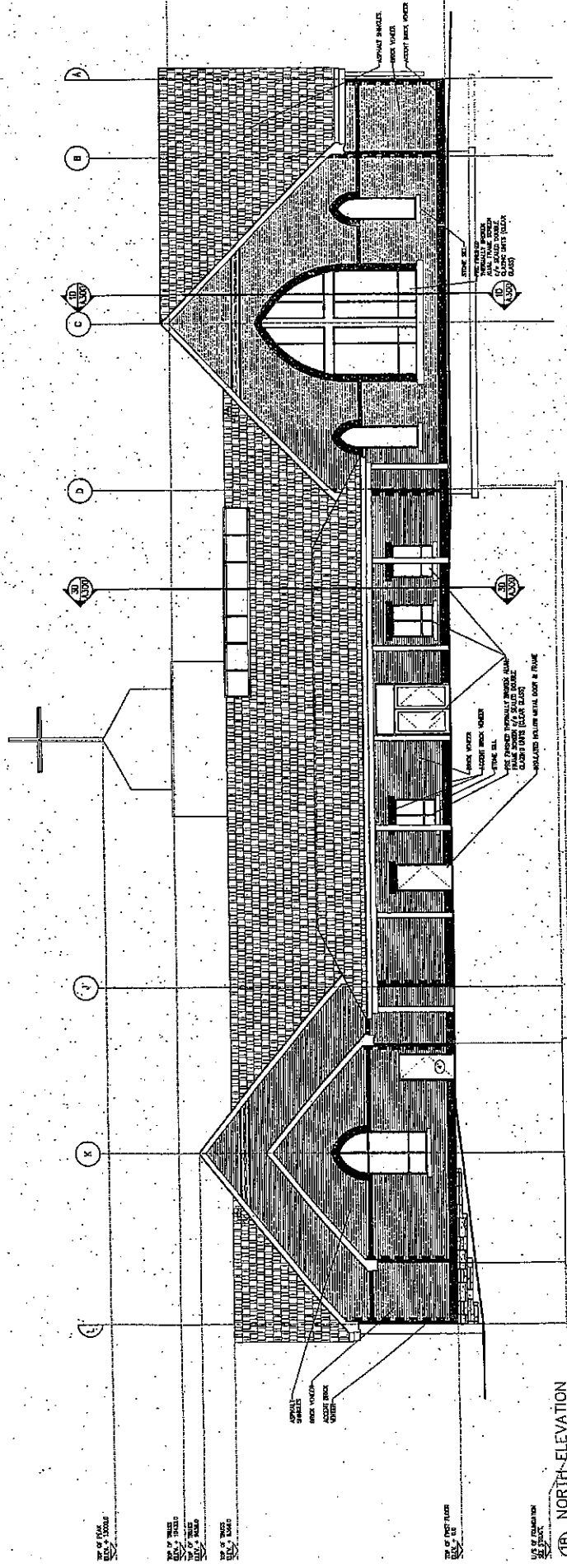
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FILE No.:
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Not to Scale

October 22, 2004



North Elevation

USE OF MATERIALS
 SEE PLAN
 NORTH-ELEVATION
 SCALE 1/8" = 1'-0"

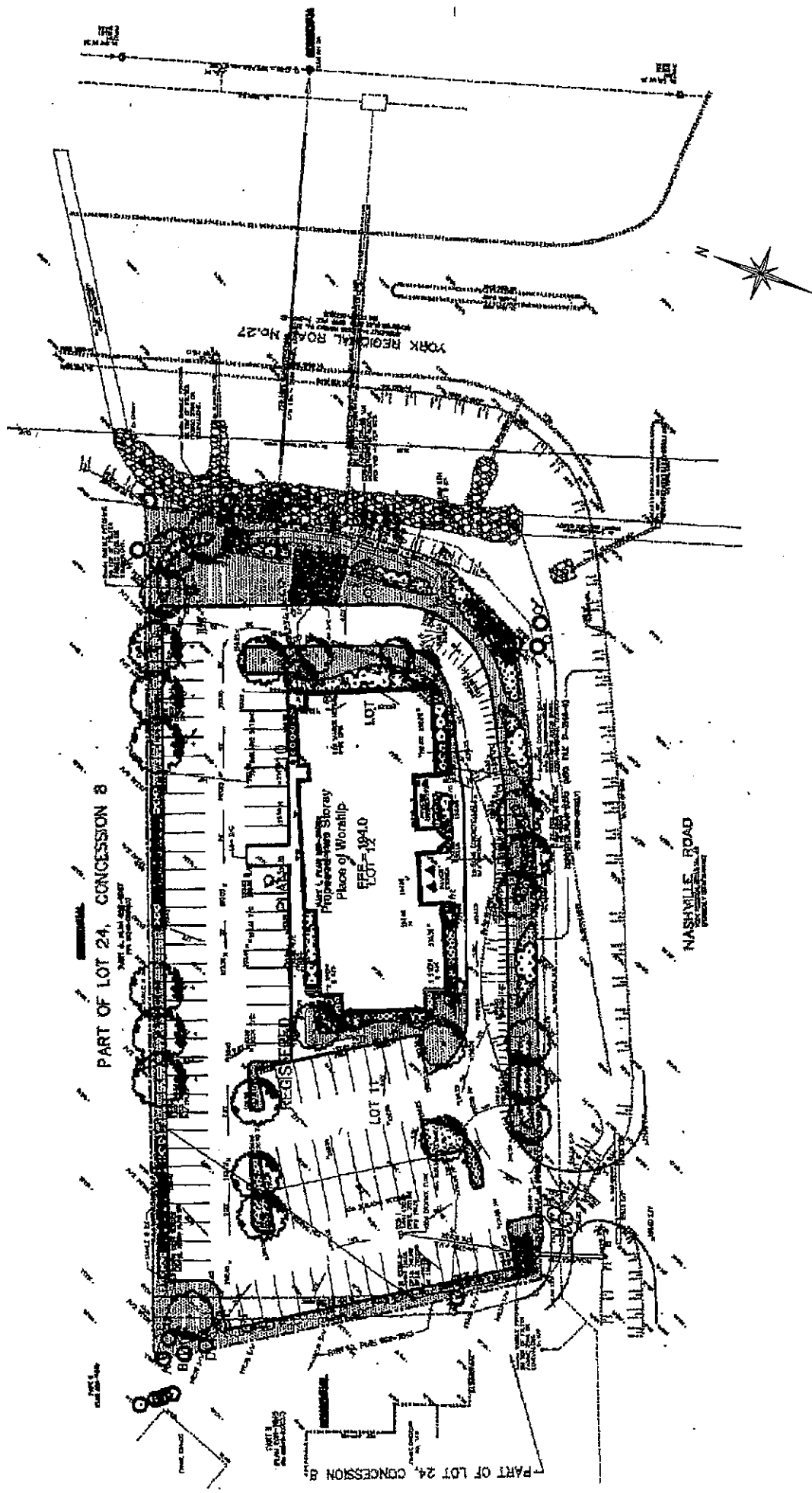
Elevations

Part Lot 25,
 Concession 8
 APPLICANT:
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Development Planning Department

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Attachment 5
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 Not to Scale
 October 22, 2004

City of **Vaughan**

Development Planning Department

Landscape Plan

Lot 25,
 Concession 8
 APPLICANT:
 ARMANDO CIANFARANI